

Payment Change					
Effective Date	02/01/2020				
Amount	\$1,485.15				

To Be Paid By Debtor			
AGREED ORDER ARREARS			
Payments			
From	To	Payment Amount	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Total Payments in Arrears			\$0.00
Fees/Costs			
		Atty Fees/Costs	
		Property Inspections	
		Late Charges	
		NSF	
		Western Union Fees	
		Appraisal	
		Other	
Total Fees/Costs			\$0.00
Less Suspense Balance			
AGREED ORDER TOTAL			\$0.00

To Be Paid By Trustee			
AGREED ORDER ARREARS			
Payments			
From	To	Payment Amount	Total
07/01/19	01/01/20	\$1,485.15	\$0,396.05
			\$0.00
			\$0.00
Total Payments in Arrears			\$0,396.05
Fees/Costs			
		Atty Fees/Costs	\$1,231.00
		Property Inspections	
		Late Charges	
		NSF	
		Western Union Fees	
		Appraisal	
		Other	
Total Fees/Costs			\$1,231.00
Less Suspense Balance			\$79.85
AGREED ORDER TOTAL			\$1,547.22

SUPPORTING DOCUMENTS

Exhibit “A”

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re: Patrick William Kelly and Stephanie Lynn Kelly Debtor(s)	Chapter: 13 Bankruptcy Case: 19-13401-elf
DLJ Mortgage Capital, Creditor/Movant v. Patrick William Stephanie Lynn Debtor(s)	Judge: FRANK, ERIC L.

ORDER

AND NOW, upon consideration of the Stipulation between Debtor and DLJ Mortgage Capital, Inc., it is hereby
ORDERED that the Stipulation (Doc. # 57) is APPROVED.

Date: 2/7/20



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

Exhibit “B”



ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES

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**Not Admitted to Practice in New York

March 14, 2022

VIA EMAIL brad@sadeklaw.com AND REGULAR MAIL

BRAD J. SADEK
Sadek and Cooper
1315 Walnut Street
Suite 502
Philadelphia, PA 19107

VIA REGULAR MAIL

Patrick William Kelly
543 Bradfold Avenue
Warrington, PA 18976

RE: Debtor(s): Patrick William Kelly
Case No. 19-13401-elf
Notice of Default for Patrick William Kelly

Dear Sir/Madam,

As you may recall, this firm represents U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, a secured creditor with respect to the property located at 543 Bradfold Avenue, Warrington, PA 18976. Please consider this letter as a Notice of Default under the terms of the Stipulation with respect to the Motion for Relief. (DE 57) ("Stipulation").

Our office has been informed that Debtor(s), Patrick William Kelly, ("Debtor") has failed to make the following payments pursuant to the Stipulation entered by the Court on February 7, 2020. Accordingly, the total amount currently due and owing totals the sum of \$3,361.30 with the debtor's regular monthly payment of \$1,485.15 becoming due on April 1, 2022.

Pursuant to the terms of the Stipulation, **this default needs to be cured within ten (10) days of**

the date of this Notice.

Monthly Payments Past Due 01/01/2022-03/01/2022 (3 months @ \$1,485.15/month)	\$4,455.45
Suspense	(\$1,094.15)
Total Amount Due to Cure Default:	\$3,361.30

The address where payments should be sent is:

**Selene Finance LP
9990 Richmond Ave, Suite 400
Houston, TX 77042-4546**

Please note, failure to cure this default within ten (10) days from the date of this notice will result in U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, filing an order terminating the automatic stay. **Please notify me once the payment has been sent, and provide me with proof of the payment.**

If you have any questions or wish to discuss this matter in more detail, please contact at me at cwohlab@raslg.com. Thank you.

Sincerely,

/s/ Charles G. Wohlrab
Charles G. Wohlrab, Esq.